

# \$624,800 - 6504 37 Avenue, Beaumont

MLS® #E4448338

## \$624,800

5 Bedroom, 3.00 Bathroom, 1,721 sqft  
Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Beautiful family home located on treed pie shaped lot in the Montrose district of Beaumont. This 5 bedroom 3 plus 2- 3 bathroom home boasted large rooms high ceilings and crown mouldings to add class and character throughout the home. Master has walk in closet beautiful ensuite and shower plus jet tub. Basement is fully finished high ceilings and 2 furnaces, laundry room and storage room. Home comes with AC finished heated double attached garage, mature trees raised brick flower garden with perennials and sprinkler system. This sprawling family home is located close to schools walking distance, close to shopping and quick access to airport.

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448338  |
| Price          | \$624,800 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,721     |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6504 37 Avenue   |
| Area        | Beaumont         |
| Subdivision | Montrose Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 0G6          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Greenhouse, Hot Water Natural Gas, No Smoking Home, Television Connection, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed                July 17th, 2025  
Days on Market        2  
Zoning                    Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 19th, 2025 at 3:17am MDT